

MINUTES OF NOVEMBER 21, 2016, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:00 pm at 2020 Elm Circle.

Present: President Lynch, Jennings, Cowling, Hanson and PM Mark Gisch

Absent: Farris

In the audience: John Kates, Steve Boeckman, Pat Hill, Lee Williams.

President Lynch gave the floor over to Pat Hill and Lee Williams. They have 2 concerns

1. Cats that seem to be running loose in our Association. They have tried for 5 years to repel the cats from using there flower bed as a litter box, to no avail. They know we have Rules and Regulations, and how can they be enforced? The Board discussed this concern, and will write a letter, siting the Homeowners' responsibility to "Not allow animals to run loose".

Article XIII

2. As a Safety Issue they would like to install a railing (black) from the front door to the garage. The ground slopes slightly and in the winter when it is snowy and icy, they are afraid they are going to fall. The Board reviewed the drawing from Des Moines Steel Fence. After some discussion, and with assurance from our PM, that the fence would not impede the mowing and trimming of the grass, it was approved to install the railing. Motion by Lynch and Seconded by Hanson to permit the railing.

Drawing now become part of the Minutes.

Minutes:

October 17, 2016 Regular Board Minutes were presented for approval, after being sent via E-Mail.

With no corrections or additions, Motion by Lynch and Seconded by Cowling to accept the Minutes as presented. All Ayes. Motion Carried.

Treasurer's Report:

October 17, 2016 Financial Reports having been sent via E-Mail were presented for approval. Board Member Hanson made a few comments stating that the balances in our accounts were good. We have \$52,000 plus in our checking account, and \$226,000 plus in the Capital Reserve Account. Motion by Jennings, and Seconded by Cowling to approve the October Financial Reports as presented. All Ayes. Motion Carried.

Financial Reports now become part of the Minutes.

Communication Committee: NONE

Grounds/Maintenance Report:

- Leaves and Gutter cleaning will happen next week. We should have less expense in this category, as we have fewer trees.
- Did not take bids on our Snow Removal as the rates are the same as last year. Ice Melt did go up in price.
- Structural Engineer was contacted, and the bowing wall is due to moisture. It is the original wall and water has damaged the frame work. R J Bolt Construction is going to remove some dry wall, and check for sure on the moisture damage. The Homeowner, Mark Gisch our PM, and the Construction company will work together to resolve this problem, before the replacement windows can be install. The Homeowners are agreeable to this proposal, and will work with everyone's schedule.
- PM contacted the Radon Mfg. Companies, and ascertained that painting the Radon pipe that are exposed will not negate any guarantees/warranties. Homeowner, who wants to paint their own pipes, will be allowed to do so. The Board only asks that they use the "approved" color. PM Gisch will contact the Homeowners. Approximate cost is \$42.50 per pipe.
- The privacy fence, discussed last month has not been addressed equally by both parties. There is a 40% deposit from both parties required on the quote to replace the privacy fence. It will be 14' of Cedar fencing. The Board will write a letter to the second party explaining that according to our *Architectural and Maintenance Committee and the Amendment to Declaration Article VI, Section 1 ...that all maintenance, repairs of his/her lot.....shall be the responsibility of the Homeowner.*
- The Homeowner of property on Maple Circle has submitted a proposal to correct the "eye-sore" appearance of her property. After a discussion from our PM with the Board we are going to do some necessary clean-up on this property, which is Common Ground, and the Board's responsibility. Motion by Hanson to repair/replace the retaining wall made of Railroad ties, removed River Rock, remove weedy area, trim bushes, and prepare this soil for grass, so it can be mowed and maintained as a grassy area. Seconded by Cowling as stated. All Ayes. Motion Carried. The Board does not want to compromise the property, but we (Board) cannot let this condition go on much longer.
Homeowners' proposal for appearance problem now becomes part of the Minutes.
President Lynch will respond to the Homeowner with a letter that she will have to hire a Landscaper to clean-up the rest of the property to bring it up to the Associations Standards. If she makes any substantial changes, they have to have Board Approval.
- Problem of Owners not picking up after pet's, has seen an improvement.
- Entrance Sign has not been fixed. PM will contact Electrician to see when he can get to this.
- Will put the "snow removal" guidelines' on the Web Site.
- There will be a bucket of Ice Melt near the mailboxes. PM will use this when the snow/ice become a safety factor. PM is trying to keep the area around the mailbox snow/ice free, doesn't want anyone falling down.

Grounds/Maintenance Report:

- A tree in the Rock Garden requires a Tree Spade, PM Gisch will take care of this

New Business:

Had a brief discussion on whether or not we (Board) can use liens to enforce payment of owner's maintenance, when they do not pay?

Discussed what was needed for our Annual Townhome Meeting. Board Member Hanson will speak to the audience on our 2017 Proposed Budget and about our Monthly Dues increase.

A Ballot Counting Committee will be appointed that night, to tally the results of our election. All Ballots and tally sheet will become part of the Minutes.

Audit Committee remained the same. Tom Olson, John Kates and Carole Cowling.

There being no further business, Motion to Adjourn by Cowling and Seconded by Hanson.

All Ayes, Motion Carried. Meeting adjourned at 5:20pm. There will be no Regular December Board Meeting as our MPTH Annual meeting on December 8th, 2016 will serve that purpose.

No motion made for the January 2017 meeting and swearing in.

Phone numbers for these Board Members are in your copy of our Membership List.

Carol Cowling	2007 Maple Circle	
Bill Farris	1915 Elm Circle	
Larry Hanson	1902 Elm Circle	
Kay Jennings	1925 Elm Circle	
Dave Lynch	2020 Elm Circle	
	Property Manager	Phone Number 633-7151

Respectfully submitted

Kay Jennings